

REVISED

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**REPORT/RECOMMENDATION TO THE BOARD OF DIRECTORS
COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY, CALIFORNIA
AND RECORD OF ACTION**

August 12, 2003

FROM: JOHN E. NOWAK, Redevelopment Administrator

**SUBJECT: SUPPORT FOR SPECIAL STATE LEGISLATION FOR HARPER DRY LAKE
REDEVELOPMENT PROJECT AREA**

RECOMMENDATION: Support proposed special State legislation to allow for the creation of a redevelopment project area in the Harper Dry Lake area, and direct the **County Director of Legislative Affairs** to assist in the legislation process.

BACKGROUND INFORMATION: Private developers have proposed to undertake major projects in the Harper Dry Lake area that have a potential to support other development in the general vicinity. Creation of a redevelopment project area would allow the County of San Bernardino to provide assistance in public improvements, affordable housing, and economic development for the area.

Justification for adoption of the special legislation includes:

- Would allow elimination of blighted conditions in existing urbanized areas (moves some dairy farms out of the Chino area)
- Would help assure preservation of agriculture and jobs by relocation of some of the **dairies**.
- Would allow reduction of blighted conditions in other urbanized areas by replacing power generated in urban areas with renewable "green" power generating facilities.
- Would promote economic development for both low-skilled and high-skilled jobs.
- Needed to assure orderly development of major energy and aerospace projects and to provide incentives for businesses to locate in California.
- Needed to assure quality affordable housing is made available for dairy workers.

Current California Redevelopment Law (CRL) requires that a project area be at least 80% urbanized. The region around Harper Dry Lake does not meet the urbanization criteria under CRL, but would meet the physical and economic blight criteria. Special legislation would allow the urbanization requirement to be waived when studying a proposed project area boundary. There have been a number of similar special legislations adopted for redevelopment areas

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throughout the State. The proposed legislation would include five township areas (T10N R04W, T10N R03W, T10N R05W, T11N R04W and T11N R05W) to be included in a preliminary area to be reviewed for a feasible redevelopment project area, with the final redevelopment project area to be contained within the more general study area.

Approval of this recommendation indicates the Redevelopment Agency Board supports the introduction and adoption of the special legislation, and directs the County's **Director of Legislative Affairs** to provide assistance in the legislative process. The Agency's special redevelopment counsel will also provide assistance in drafting the legislation. The costs associated with the special legislation **will be offset by the economic benefits from this area.**

REVIEW BY OTHERS: This report has been reviewed **by James Wiltshire, Director of Legislative Affairs on August 8, 2003**, Deputy County Counsel Michelle D. Blakemore on August 1, 2003, and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III on August 4, 2003.

FINANCIAL IMPACT: The private developers would reimburse all costs to the County related to the special legislation. There would be no cost to the County General Fund.

SUPERVISORIAL DISTRICT(S): First

PRESENTER: John E. Nowak, Redevelopment Administrator, (909) 381-7983.